



# ST. ALBERT GAZETTE

May 18, 1963

Your Guide for Local and District News

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Phone: 599-7144

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## PRIVATE or TOWN DEVELOPMENT ??

Within a few weeks, the St. Albert Council has to make a major decision regarding development. Council has to decide whether it will stay in the development business or completely withdraw from any kind of Town development. Under the New Town Act, the Board of Administrators acted as a Town Developer, owning many acres of land to promote the development of a new town. This was done by borrowing money under the New Town Act. This Town development had to be done to attract private builders to come to the New Town of St. Albert and to start their own development. Since the New Town of St. Albert changed into another status as Town of St. Albert, the money borrowing power changed completely. The financial backing of the provincial government stopped and the borrowing of the Town of St. Albert became very limited. The Town continued as developer, which means that the Town controls the sales of land and installs the improvements. Installing the improvements (water, sewers, etc) meant that the Town had to borrow money to pay for those improvements, and as we have said, the money-borrowing power of the Town was very, very limited. During this time, Council tried to borrow money to continue the Town development but this failed. In the meantime, the Town as developer, didn't have much town-owned land left, so other ways had to be found to continue Town development. At Council's last meeting, three possibilities for Town Development were brought forward. The first one is that the Town can act as developer, but for that the Town must have land. As developer, the Town would control the sales of the land and would install water, sewers, etc.

The second possibility is that the Town could act as a contractor, which means that owning land is not a necessity. The Town would install the improvements, but the developers would sell the land.

The third possibility for the Town is that they would act as a controller, which would mean that the Town had nothing to do either with selling, installing, or any kind of development. All development in this case would be done by the private developer under the supervision of the Town.

As we said before, if the Town continues as a developer, it must have land owned by the Town, therefore the Town would have to buy land. Due to the fact the Town doesn't have the money available to buy land, it cannot continue further as developer.

During the Council Meeting, a new form of Town Development was brought forward, namely that the Town act as contractor. This way it would not be necessary for the Town to own land. The Town would, as contractor, install the improvements (water, sewers, etc) and would demand that the developers prepay the cost of the installment of those improvements. This would mean that the Town would not have to borrow money, which at first glance looks very good. We do not agree in principle, with any kind of Municipal (Town) development, but especially we oppose the idea of our Town becoming a contractor, even if the developers do prepay the cost of the servicing. The reason for this, is that to start a contractors firm (and the town would be such a firm), there would be many expenditures in advance. For instance, to start business a contractor needs to establish a staff consisting of a construction engineer, a controlling engineer, a road and crew foreman, a water and sewer foreman, experienced pipelayers, etc. All those specialists would be on the permanent staff of the Town, but there is no guarantee that the contractor-Town-firm would have work all year around for such an expensive staff, in their specialized development field. This means that this permanent staff could have no work to do for several months, or do work which could be done by much cheaper labour. The fact is, that the Town of St. Albert, with very limited money, cannot afford to pay such an expensive staff all year around for only 5 or 6 months of work. The financial policy of



The minutes of the previous meeting were read and adopted.

**Office Space** The Separate School Board will leave the town quarters on August 31st, as they will build their own office building, to be located on McKenny Avenue, west of Bishop Street. Later, in the meeting Councillor Stewart proposed that the RCMP use half of the Fire Hall. He told Council that he had thought over the Fire Hall situation very seriously and was convinced that an \$80,000.00 building, with so much office space, should be used by more than one department. Council took considerable time to discuss this half-RCMP, half-Fire Dept. business, especially since the decision of the Protestant School Board has changed the whole office situation. Later, Councillor Stewart moved that the RCMP take half of the Fire Hall. This motion was tabled till next meeting.

**Status, Technical Advisory Committee** Non Council members of the Technical Advisory Committee will resign from this committee and be appointed by the Council as non-voting advisors to the Technical Advisory Committee.

**Petition** No action will be taken by Council before the first meeting in June regarding the Municipal Inspectors Report on the Petition. Councillor De Bruijn made a motion regarding this matter. The general report (Supplementary Report, Investigation, Town of St. Albert) was made available to the press.

**RCMP Report** Cpl. Sayko reported that during the month of April numerous citizens of the town were given warning that jaywalking is against the law.

**Development Agreement** Mr. G. C. Walker of Walker & Newby Ltd., and Mr. W. Geddes of Brownlee, Brownlee and Fryett, presented to Council, a proposal to a development agreement. Council couldn't decide until the decision is made about

*continued on page 2*

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# S a l e

## PRIVATE or TOWN DEVELOPMENT ?? continued

our Council. From the moment they started with a deficit, has been very much concerned with the fact that we have to watch the expenditure carefully. This principle of our Council is much opposed by many of our citizens and therefore we do not understand them considering any financial risk, without any guarantee that this specialized staff would have enough work to do in the development field for the Town, as developers.

Being a contractor means that you have to spend money in advance before you can ever talk about proposed improvements of the developers. Besides a specialist staff, a contractor also needs general contractor equipment: tools, trucks, ladders, etc. The contractor must also invest money for this equipment, without any guarantee that this equipment will be used full time.

At the moment, the Town has such a specialist development staff and equipment, but as compared to a town contractor, which means that such expensive staff would have to be paid on the Town payroll. This is not justified if the Town doesn't have the guarantee that over many years, such an expensive staff could be used in their special jobs, full time. The Town being a contractor, as in our opinion, should not have such the taxpayers money, especially in regard to the bad financial situation of our Town at present.

We are 100% in favour of the Town acting as development controller, with no financial responsibility in the development, installations or general municipal construction at all. The private developer is interested in making a profit.

continued on page 4

### From the Town Brass, continued

which kind of development will take place for the future. During the presentation, a long discussion followed regarding the question "what are offside costs?" Mr. Geddes, of the Town's law firm will present within a week, an answer regarding all those development questions. Council decided to have a meeting in committee regarding general development problems and they will invite several development experts from the private and municipal sections. Councillors DeBruin and Montpetit opposed this meeting being closed to the public. Councillor Montpetit said after the press was invited to attend this meeting, "If we invite the press, why not the public?"

CNR Railway Station to be Closed A letter from the CNR to Council stated that the CNR has decided to close the railway station in St. Albert on June 1st, and also all the other stations between Haff and Athabasca. A meeting regarding this decision of the CNR will be held in Strathcona, where a CNR official will explain the reasons of this decision. Councillor Ed Powell will represent the Town of St. Albert.

Council adjourned at a late hour.

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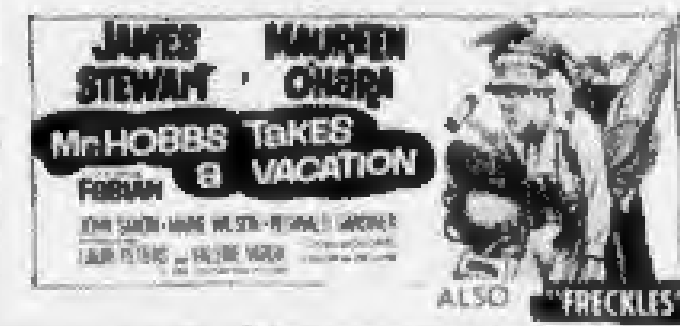


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*St. Albert Gazette*

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## Private or Town Development continued from page 2

Let him invest the capital needed for such a development and let him take all the risks. There are many ways for a Town Council to supervise such a private developer to assure that the Town of St. Albert will be developed in the way the Council thinks best for our citizens.

We phoned several municipal experts in the province of Alberta, and asked their opinions regarding a town acting as contractor. We were not able to use their names because, and we agree, it is up to our Council to decide what form of development they want in St. Albert, however, not one of them was in favour of a Town acting as a contractor. We hope that our Council is convinced that to be a contractor, none will have to be raised by the Town before the doubtful development can ever start. It is well known to our Councillors and also all the private developers, that the sale of houses is going down. Therefore, our seriously repeated advice is, not any kind of TOWN development in St. Albert!



by A. P. Brunner

## COLUMBUS CLUB ENTERTAINS

The St. Albert Columbus Club entertained their wives at a Banquet and Social Evening on Saturday evening, May 11, at the St. Albert Community Hall.

Honored guests included Rev. Father Chevrier, OMI, Chaplain; Mr. Guy Beaudry State Deputy for Knights of Columbus and his wife; Mr. Rene LeBlanc, District Deputy and his wife; Mr. Joseph Drouin Grand Knight, St. Albert Council and his wife; Mr. M. Veness, Mayor of St. Albert; Mr. Clarence Goller, Master of Ceremonies and his wife.

The toast to the ladies was given by Rene LeBlanc, and reply given by Mrs. Raymond Rouault. The beautiful flower bouquets that had adorned the head table were later presented to Mrs. Rouault and to Mrs. Armand Provencal, of Villeneuve. Following the banquet, the members and their wives participated in a social evening of dancing to music supplied by Dave Terrault's Orchestra.

### BAPTISMS

Raynald Marie Louise Belanger, daughter of Mr. & Mrs. Robert Belanger. Godparents are Jean Constant and Anne Belanger.

Patricia Ann Grant, daughter of Mr. & Mrs. Nicholas Grant. Godparents are Mr. & Mrs. Gerald Grant.

Peter Allan Terrault, son of Mr. & Mrs. Dave Terrault. Godparents are Mr. & Mrs. Raymond Poirer.

Richard Leonard Paul Antelien, son of Mr. & Mrs. Leonard Antelien. Godparents are Mr. & Mrs. Leonard Antelien. St. Jerry Peter Dussan, son of Mr. & Mrs. Lawrence Dussan. Godparents are Mr. Peter Faith and Agnes Beyer.

James Joyce Brubaker, daughter of Mr. & Mrs. Robert Brubaker. Godparents are Paul Dye and Jane Brubaker.

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## The Party Line

by Perle Vaccaro

"Mighty Oats they say grows great" - like wise Oats grow green grass from minute seeds, and gallons of water and pounds of fertilizer and arduous hours of sowing and rearing!

By now everyone should be recovering from a bout with the flu only to be suddenly attacked by planting fever! Oats grow, peonies there, sweet peas along the back fence and let's put the glass on the lower side this year. Halleluiah! The other day, that we can get really lovely bedding out plants from our whole neighborhood's wife, at half price too! Of course, I think her whole crew of housewives. I wonder why our plants didn't take last year - do you think we did something wrong?"

## QUALITY FOOD



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Someday my enthusiasm is slightly overshadowed with memories of not too successful gardening ventures in past years. Reason: No green grass - no green thumb, only green eyes when I see that the grass really is greener on the other side of the fence!!

## Club Notes

The Chi Chapter, Beta Sigma Phi met recently at the home of Mrs. J. Moffat, 120 Grandin Rd. Plans were made for a Sunday brunch to be held at the home of Mrs. D. V. Jones, 16 Grandin Cres. The Chapter attended the city-wide Beta Sigma Phi Mother's Day Luncheon May 11th, at the O'Hara Restaurant.

The Chapters final meeting will be held Wednesday, May 22nd, at the home of Mrs. J. Neal, 17 Sunnyside Cres.

The United Church Women held their May meeting on Monday at the church. Programme for the evening featured slides and talks on Karamata by three former students. Mrs. Ruth Scott, Walter Muir and Stan Parker.

The June meeting will be a Pot Luck Supper and will be a combined meeting with all Clubs.

Due to the lack of co-operation weather-wise last week, Job for Job is being held over another week. Be sure to support the Dads and Scouts. Phone 599-6443 or 599-7156.

Sir Alexander Mackenzie Junior and Senior High Schools will hold an Achievement Night May 11st. Featured will be displayed handicrafts, art, sewing, wood work and a drama club play. Be sure to look in on our teen agers. This is their night to shine!

## ST. ALBERT BRIDGE CLUB

Results, Sunday, May 12

North-South	pts	%
Mr. Mrs. N. Valentos	26x	67.10
Mr. Mrs. Kleingraber	26x	67.10
Mr. Mrs. Matcar	20	47.62
East-West		
Mrs. Ahronson, Mr. McKay	24	67.10
Mr. Mrs. Proctor	20	62.50
Mr. Mrs. King	20	47.62

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CASHIER/RECEPTIONIST required immediately for the Town of St. Albert, other duties will include answering of telephone, supervision of Tax and Assessment Rolls and other routine duties of a Municipal office. Typing essential, short-hand an advantage. This will be a permanent position. All usual benefits, 37½ hour week. Preference will be given to residents of St. Albert with a good knowledge of the Town. Applications in writing only stating age, marital status previous experience and salary expected, received by the undersigned until noon, May 21st, 1963.

S.L. Billings,  
Secretary-Treasurer,  
Town Hall, St. Albert.

Lady to babysit, 2 days a week in my  
home. 2 children. Maple Dr. 599-7463

Wanted, Clerk-Typist. Apply Bank of  
Montreal, St. Albert.

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## St. Albert Gazette

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## PUBLIC NOTICE

By the Board of Trustees of The St. Albert Protestant Separate School District No. 4 of the Province of Alberta, WHEREAS it is deemed expedient by the Board of Trustees of the St. Albert Protestant Separate School District No. 4 of the Province of Alberta, that the sum of Thirty-Two Thousand dollars should be borrowed on the security of the said District by the issue of Debentures repayable to the bearer in Twenty-Five consecutive annual instalments with interest at the rate of not more than six per centum per annum for the following purposes, namely:

(A) The purpose of erecting a masonry office building at an estimated cost of \$31,000.00 including architect's fees and water and sewage disposal system, (B) providing furniture and or equipment at an estimated cost of \$1,000.00 (C) At McKenney Avenue, St. Albert on land presently owned by the School District.

Therefore, notice is hereby given by the Board of the said School District that unless a poll of the proprietary electors of the said School District for and against the said debenture loan is demanded as provided by The School Act, the said Board will apply to the Local Authorities Board for authority

to borrow the said sum by debentures. Of which all persons interested are hereby notified, and they are required to govern themselves accordingly.

Ronald H. Harvey,  
Chairman.

Dated at St. Albert, Alberta,  
this 8th day of May, 1963.

INSTRUCTIONS TO PROPRIETARY ELECTORS IN A SCHOOL DISTRICT  
1. A poll of the proprietary electors for and against the by-law may be demanded within fifteen days after the date of the posting of or the last publication of this notice, by a demand in writing signed.

(a) In a district other than a city district, by fifty proprietary electors or by five per cent of the proprietary electors, whichever is the lesser number.

2. Every demand for a poll should be delivered to the Secretary of the district, or, in his absence, to the chairman of the board of trustees. A certified copy of the demand should be filed forthwith to the Local Authorities Board of Alberta, at Edmonton.

3. Proprietary elector means: Any elector, who is liable to assessment and taxation for school purposes in respect of property situated in the district.

4. For a demand for a poll may be obtained from the office of the Secretary-Treasurer, Town Hall, St. Albert, Alberta.

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## TENDER

### GRADING AND LANDSCAPING OF SITE SECOND STAGE

Sealed Tenders will be received up to  
3:00 p.m. Thursday, May 16, 1963 by  
the architects or the undersigned for  
the grading and rough landscaping on  
the site for the senior high school building erected by the St. Albert Protestant Separate School District, No. 4.

Tenders will be accompanied by a  
certified cheque or bid bond payable  
to the owners, either of which shall  
be forfeited if the party tendering declines to enter into contract when called upon to do so.

Contractors may obtain plans and  
specifications from the undersigned or  
the architects - Aberdeen Groves  
Hodgson, 8411 109th Street, Edmonton,  
on the deposit of \$10.00 per set, set  
sum being refunded on return of the  
tender documents in good condition at  
time of tender closing.

The lowest or any tender not necessarily accepted.

H. G. Armstrong  
Secretary-Treasurer  
St. Albert Protestant Separate School District, No. 4  
St. Albert, Alberta.

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## Soccer

### HERACLES ENTERS

### EDMONTON

### JR. SOCCER LEAGUE

At the meeting of the Edmonton Minor Soccer Association, leagues were set up and team entries were accepted. Mr. DeLuca, representative for St. Albert's Junior Soccer Team the Heracles, entered teams for both the Pee-Wee and Bantam Leagues. Registration of all players between the ages of 9-14 years will take place at Vital Grandin School grounds on Saturday, May 18, between 9 and 10:30 a.m. All interested boys are welcome. The first game of the PeeWee League will be played on Monday, May 20 6:45 p.m. at Sir George Simpson School in Grandin Park.



## HIGH SCHOOL PROM

The St. Albert Junior Prom was held on Friday, May 10, in the High School gym, which had been transformed into a charming Paris setting for that gala event. Biffel, Towers, sidewalk cafes, spring flowers, streamers and even French food-les set the atmosphere for the entrance of the honored Grade Eleven Class. They promenaded to "The Streets of Paris" and waltzed to the tune of "I Love Paris". The Quintettes, the five piece band, then played a variety of pieces, enjoyed by

the younger set, as well as the many parents, who came out to see and take part in this annual event. The delicious lunch was a result of the Friday afternoon Student Bake Contest which was judged by three hungry teachers Mr. Deutscher, Mr. Joffey and Mr. Tesalik. The weeks of preparation made for a completely enjoyable and truly memorable evening. A special thanks goes out to the hard working committees for the terrific success. The money received from the ticket sales will go toward the school graduation to be held in the fall.



It was an excellent day at the school where a top league basketball team

played a total of 21 games. The boys are considering a 22 game season starting with the top league team. The school and city will be right there to support the team. There is also a chance for a 22 game season at the school and city level.

Let's remember, though, the Jerry Smith, Willie Demichiel, Spencer and Peter Smith. They played for the team. There is also a chance for a 22 game season at the school and city level.

## Children's Theatre

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Confession: 7:30 - 8:30 pm in Chapel Sat  
Sunday Masses: 7:30, 8:30, 9:45 and 11  
am (High Mass)

First Friday: 7:30 am Communion, 8 am  
Mass, 8:45 am Communion, 8:30 pm Mass.

### UNITED CHURCH, ST. ALBERT

Sunday: 9:30 am Worship, Nursery, Church  
School to Grade 3: 11 am Church School,  
Grades 4,5,6, Teen Church, 8 pm Worship,  
1st Sunday. U.C.W. Gen. Meeting 8:15 pm,  
2nd Monday. Session, Stewards 7:30 pm,  
Official Board 9:15 pm 4th Tuesday.  
Senior Choir 8:15 pm Friday. Youth Activ  
ities Call the Church 599-6555, Manse  
599-6933 or C.E. Chairman 599-7428.

### BAPTIST CHURCH, ST. ALBERT

(Sir Alexander Mackenzie School)  
Sunday Service & Sunday School 11 a.m.

### PENTECOSTAL, ST. ALBERT

(Sir George Simpson School)  
Sunday School 10:00 a.m.  
Morning Worship 11:15 a.m.

### ST. MATTHEW'S ANGLICAN MISSION

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Holy Communion: 11 am, 3rd Sunday  
Sunday School: 11 am, every Sunday



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## ST. ALBERT PUBLIC LIBRARY

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